

RENTAL MARKET REPORT

Ontario Highlights*

Canada Mortgage and Housing Corporation

Release Date: Fall 2007

Figure 1

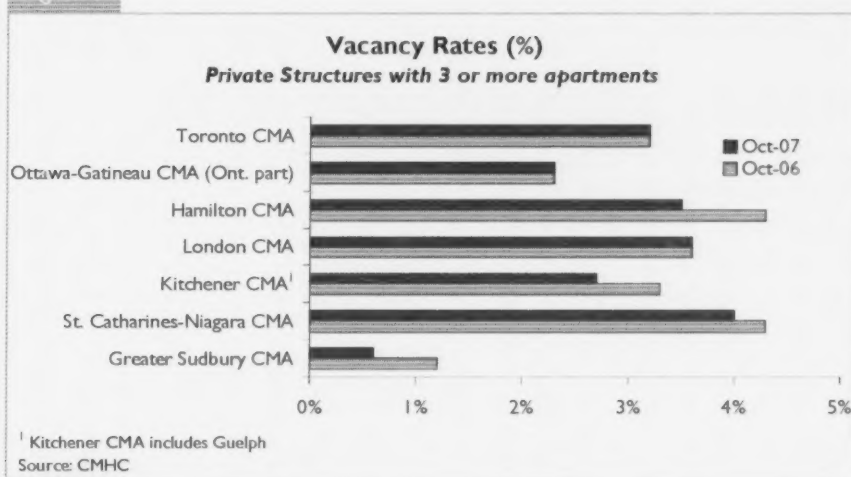
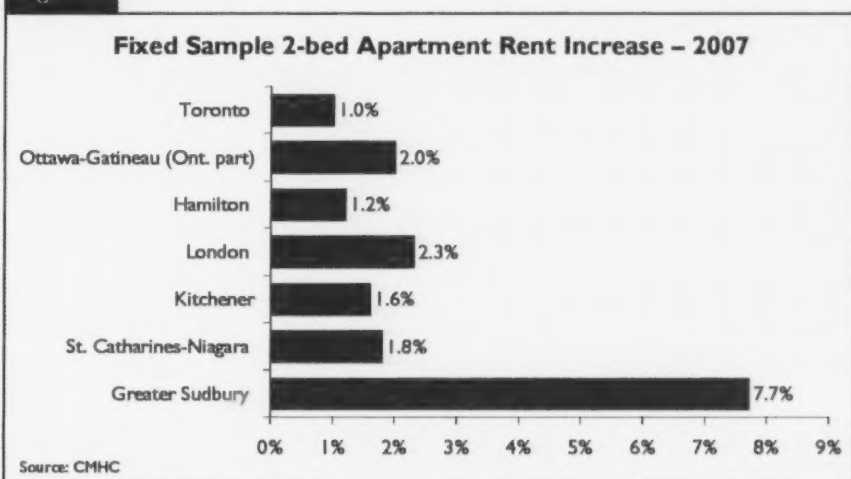


Figure 2



*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Highlights

- Ontario vacancy rates inch lower in October 2007, but remain relatively stable since 2006.
- Vacancy rates decline for bachelor and one bedroom apartments while rising for three bedroom apartments.
- Vacancy rates dropped most in Thunder Bay, Guelph and Hamilton while increasing most in Windsor, Kingston and Brantford.
- Vacancy rates remained stable in Toronto, Ottawa and London in 2007.
- Vacancy rates remain well below the provincial average in Greater Sudbury and well above average in Windsor, St. Catharines-Niagara and Thunder Bay.
- Above average Ontario vacancy rates kept the growth in 2-bedroom fixed sample rents below allowable rent guideline increases set out by the province in 2007.
- Notable factors adding to rental demand include: a stronger youth labour market and declining condominium completions.
- Notable factors weighing on rental demand include: a narrowing cost gap between owning and renting and declining international migration.

Ontario Vacancy Rates Remain Stable in October 2007

For a third consecutive year, Ontario rental apartment vacancy rates edged lower, albeit very mildly in October 2007. Ontario vacancy rates dropped to 3.3 per cent this year from 3.4 per cent in 2006. Notable drops in vacancy rates occurred in bachelor units and one bedroom apartments while two and three bedroom apartment units remained at and well above last year's levels respectively. Despite recent declines in Ontario vacancy rates, provincial vacancy rates still remain above historical averages.

Movements in vacancy rates varied across the province although most centres registered vacancy rates at or below last year's levels. More notable examples of tighter than average rental markets include Greater Sudbury and Guelph. Greater Sudbury's rental and ownership markets, which are among the tightest across the country, are benefiting from a boom in mining activity driven by rising commodity prices. This in turn is boosting employment growth and in-migration. Meanwhile, vacancy rates remained above provincial averages in goods-producing centres such as Windsor, St. Catharines-Niagara and Thunder Bay. A Canadian dollar above parity and slower US economic growth dampened local business and housing market conditions in these centres.

Toronto, Ottawa and London, which boast more diversified economies, experienced no change in vacancy rates in 2007.

Above average Ontario vacancy rates kept the growth in 2-bedroom apartment fixed sample rents below allowable rent guideline increases set out by the province in 2007. When adjusted for inflation, overall Ontario rent levels remain in line with comparable rents in 1999.

While general economic conditions highlighted above influence rental markets, the balance between rental demand and supply determines the level of vacancy rates. A number of factors have increased rental demand and put downward pressure on vacancy rates. Firstly, younger Ontarians under the age of 24 typically have fewer financial resources and therefore are more likely to opt for rental accommodation during their early adult years. This is especially true if they are successful in landing a job. Young adults are more likely to have been employed in the service sector, a sector enjoying healthy job gains recently. While some young adults may have opted to stay home longer, some have left the parental home and increased their demand for rental accommodation in 2007.

Secondly, fewer completed apartment ownership units boosted conventional rental demand further. Condominium apartments are a cost effective way for first time buyers to

enter the homeownership market. Fewer apartment completions meant fewer renter households were vacating their rental units to take occupancy of their apartment ownership units in 2007.

On the supply side, declining condominium rental completions also helped sustain demand for existing purpose-built rental accommodation. Condominium apartments are bought by investors and subsequently leased out to prospective tenants. Less competition from secondary rental sources benefited the purpose-built rental apartment market.

While vacancy rates inched lower, they remained stable as other factors weighed on rental demand and kept vacancy rates elevated. A notable factor was the cost gap between owning and renting a home which narrowed in 2007. Households opting for mortgages with longer amortizations experienced a relative drop in monthly carrying costs vis-a-vis the cost of renting. Recent surveys suggest that price sensitive first time buyers were very active in this year's ownership market. In fact, vacancy rates edged higher for apartment units whose rent structure was in direct competition with homeownership.

A second factor weighing on rental demand was Ontario's immigration story. Immigrants tend to rent upon arrival in Canada and boost demand for rental accommodation. While

Ontario has traditionally been the destination for over half of new immigrants into Canada, Ontario's share of international migrants has edged lower in recent years offering less stimulus to the rental market.

CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, CMHC will now provide information on

apartment condominiums offered for rent in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. The additional information should help to provide a more complete overview of the rental markets in those centres. Also, for 12 CMAs, including Vancouver, Toronto and Montréal, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;

- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

The methodology section at the end of this report provides more detailed information on the Secondary Rental Market Survey.

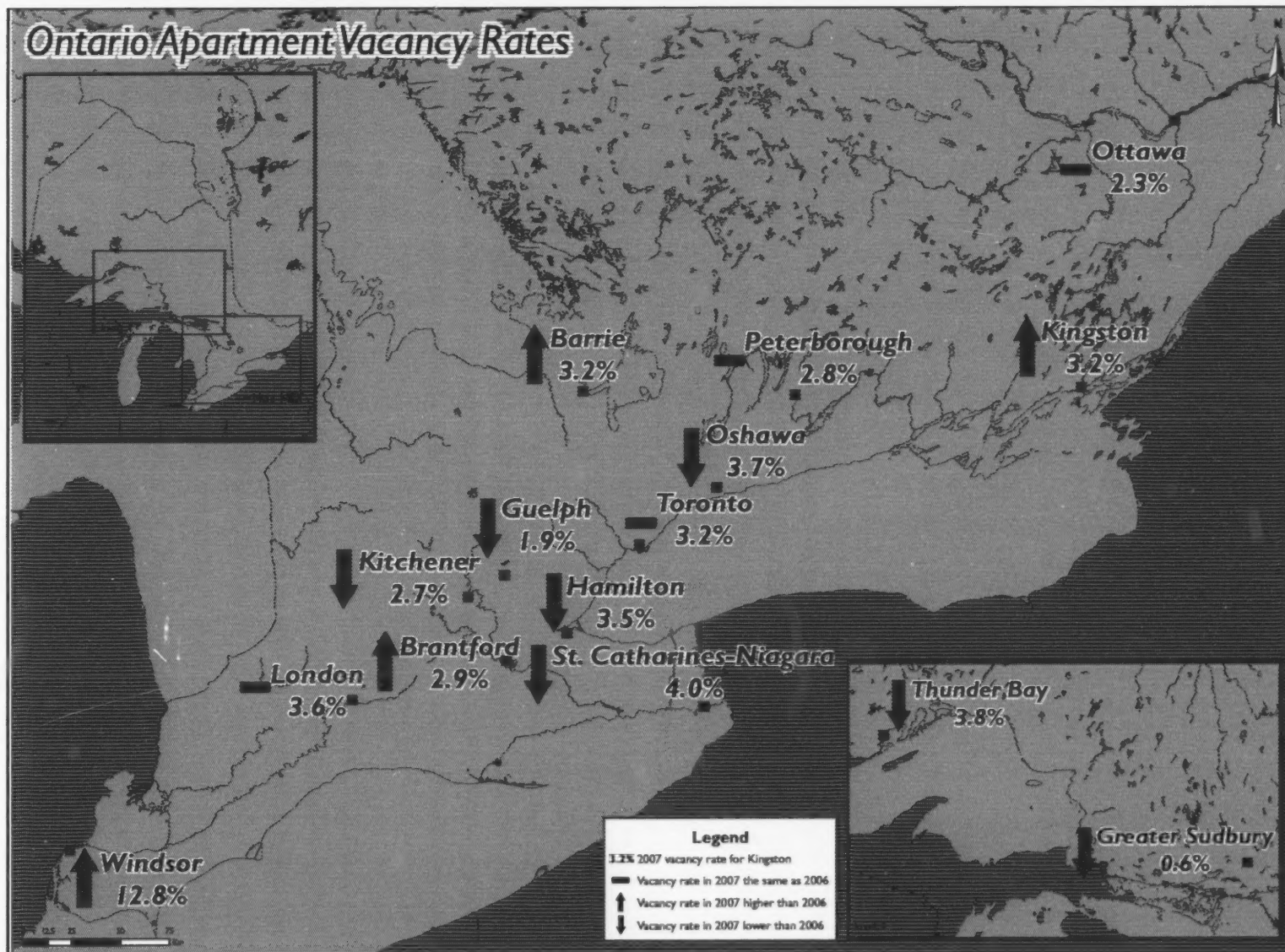
TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in 2006 vs. \$550 in 2007 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2006 and 2007 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

Ontario Apartment Vacancy Rates



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1.1.1 Private Apartment Vacancy Rates (%)

by Bedroom Type
Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Barrie CMA	**	17.8 d	1.6 c	3.0 a	3.6 c	2.4 b	1.1 a	0.6 b	2.8 b	3.2 b
Brantford CMA	5.1 d	1.3 a	1.0 a	2.8 a	3.0 c	2.8 b	1.5 a	4.0 d	2.3 a	2.9 b
Greater Sudbury CMA	2.9 c	1.8 c	1.5 b	0.9 a	0.8 a	0.3 a	1.1 d	0.2 b	1.2 a	0.6 a
Guelph CMA	1.5 a	2.5 c	2.0 a	1.1 a	3.3 a	2.1 a	4.2 c	5.3 d	2.8 a	1.9 a
Hamilton CMA	6.9 b	5.8 b	4.2 a	3.5 a	4.3 a	3.5 a	3.4 b	2.2 a	4.3 a	3.5 a
Kingston CMA	1.0 a	0.6 b	2.1 b	1.6 b	2.1 a	4.3 b	**	**	2.1 a	3.2 b
Kitchener CMA	3.9 d	3.5 c	2.9 a	2.2 a	3.4 a	2.9 a	4.1 b	3.4 c	3.3 a	2.7 a
London CMA	4.0 c	3.3 b	2.8 a	2.6 a	4.0 a	4.3 a	5.6 b	4.5 b	3.6 a	3.6 a
Oshawa CMA	4.1 d	1.8 c	4.0 b	4.4 b	4.2 b	3.6 b	3.9 c	2.8 b	4.1 b	3.7 a
Ottawa-Gatineau CMA (Ont. part)	2.4 a	2.2 a	2.0 a	2.2 a	2.5 a	2.3 a	3.9 c	2.8 b	2.3 a	2.3 a
Peterborough CMA	**	3.7 d	2.0 b	2.8 a	3.1 b	2.7 a	5.2 c	3.5 d	2.8 a	2.8 a
St. Catharines-Niagara CMA	10.1 d	4.7 d	3.9 b	3.9 b	4.2 b	3.9 a	4.2 c	5.0 b	4.3 a	4.0 a
Thunder Bay CMA	13.7 d	**	4.9 b	5.0 b	4.3 b	2.6 a	0.0 c	3.4 d	4.9 b	3.8 b
Toronto CMA	3.5 a	2.8 a	3.5 a	3.1 a	2.9 a	3.2 a	2.9 a	4.1 b	3.2 a	3.2 a
Windsor CMA	13.5 c	13.5 a	10.2 a	13.3 a	10.0 a	12.0 a	11.2 d	13.5 c	10.4 a	12.8 a
Ontario 10,000+	4.0 a	3.4 a	3.4 a	3.2 a	3.3 a	3.3 a	3.2 a	3.9 a	3.4 a	3.3 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.2 Private Apartment Average Rents (\$) by Bedroom Type Ontario - CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Barrie CMA	618 b	654 a	804 a	816 a	906 a	934 a	1,064 a	1,162 b	877 a	892 a
Brantford CMA	529 a	544 a	639 a	676 a	712 a	749 a	800 a	809 a	693 a	726 a
Greater Sudbury CMA	419 a	454 a	571 a	609 a	706 a	749 a	779 a	824 a	646 a	688 a
Guelph CMA (I)	578 a	588 a	744 a	743 a	839 a	848 a	1,143 a	1,015 b	820 a	812 a
Hamilton CMA	492 a	511 a	644 a	666 a	796 a	824 a	946 a	1,005 a	724 a	750 a
Kingston CMA	553 a	556 a	688 a	701 a	841 a	856 a	1,051 b	1,135 c	786 a	803 a
Kitchener CMA (I)	563 a	548 a	688 a	690 a	824 a	829 a	1,212 b	940 a	798 a	781 a
London CMA	486 a	501 a	628 a	652 a	790 a	816 a	961 a	987 a	721 a	746 a
Oshawa CMA	616 a	614 a	756 a	770 a	861 a	877 a	995 a	993 a	832 a	845 a
Ottawa-Gatineau CMA (Ont. part)	633 a	643 a	774 a	798 a	941 a	961 a	1,146 a	1,144 a	844 a	864 a
Peterborough CMA	534 b	568 a	697 a	709 a	818 a	822 a	995 a	1,000 a	785 a	785 a
St. Catharines-Niagara CMA	489 a	505 a	636 a	648 a	752 a	765 a	850 a	869 a	710 a	721 a
Thunder Bay CMA	434 a	452 a	571 a	584 a	696 a	709 a	804 b	860 a	637 a	652 a
Toronto CMA	740 a	740 a	896 a	900 a	1,067 a	1,061 a	1,272 a	1,252 a	989 a	984 a
Windsor CMA	494 a	495 a	650 a	641 a	774 a	773 a	881 b	878 a	691 a	687 a
Ontario 10,000+	665 a	668 a	787 a	797 a	919 a	924 a	1,153 a	1,134 a	866 a	870 a

1The 3 bedroom + average rent in October 2007 reflects the removal from the survey of student-only units that are rented on a per room basis.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.3_1 Number of Private Apartment Units Vacant and Universe in October 2007 by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CMA	26 d	148	33 a	1,117	45 b	1,868	1 b	164	106 b	3,296
Brantford CMA	2 a	123	44 a	1,556	75 b	2,641	20 d	488	140 b	4,808
Greater Sudbury CMA	13 c	714	33 a	3,756	18 a	5,903	1 b	602	65 a	10,975
Guelph CMA	5 c	208	26 a	2,313	82 a	3,821	14 d	271	127 a	6,613
Hamilton CMA	123 b	2,132	647 a	18,541	679 a	19,156	58 a	2,677	1,507 a	42,506
Kingston CMA	3 b	589	67 b	4,226	296 b	6,919	**	677	394 b	12,411
Kitchener CMA	26 c	761	195 a	8,919	502 a	17,174	43 c	1,272	767 a	28,125
London CMA	40 b	1,206	405 a	15,830	893 a	21,006	66 b	1,474	1,404 a	39,516
Oshawa CMA	7 c	374	147 b	3,346	236 b	6,565	26 b	914	416 a	11,200
Ottawa-Gatineau CMA (Ont. part)	112 a	5,203	619 a	28,198	559 a	24,509	71 b	2,481	1,361 a	60,392
Peterborough CMA	6 d	153	57 a	2,013	84 a	3,103	12 d	342	159 a	5,611
St. Catharines-Niagara CMA	24 d	517	223 b	5,752	321 a	8,268	57 b	1,142	625 a	15,680
Thunder Bay CMA	**	245	104 b	2,100	76 a	2,884	6 d	166	206 b	5,394
Toronto CMA	670 a	24,007	3,954 a	128,800	4,009 a	127,229	1,089 b	26,371	9,721 a	306,407
Windsor CMA	146 a	1,076	1,023 a	7,691	697 a	5,810	52 c	388	1,918 a	14,964
Ontario 10,000+	1,322 a	39,439	8,185 a	252,444	9,563 a	287,734	1,683 a	42,667	20,752 a	622,284

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.4_1 Private Apartment Availability Rates (%)

by Bedroom Type

Ontario - CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Barrie CMA	**	17.8 d	2.9 b	4.4 b	5.7 b	3.0 a	3.1 d	1.8 c	4.6 b	4.1 b
Brantford CMA	6.0 d	2.2 b	1.6 b	4.9 b	4.6 b	4.2 b	3.6 c	**	3.5 b	4.6 b
Greater Sudbury CMA	5.8 c	2.9 b	2.4 a	1.6 b	1.5 a	1.0 a	2.4 c	1.0 a	2.2 a	1.3 a
Guelph CMA	3.2 c	4.1 c	3.4 a	2.8 a	4.8 a	3.5 a	5.4 b	6.8 c	4.3 a	3.4 a
Hamilton CMA	9.2 b	7.6 b	7.0 a	6.0 a	6.9 a	5.8 a	6.2 a	3.7 a	7.0 a	5.8 a
Kingston CMA	2.2 c	0.9 a	3.7 b	3.4 b	3.8 b	5.6 b	**	5.8 d	3.7 a	4.6 b
Kitchener CMA	7.1 c	5.5 b	5.1 a	4.3 a	6.0 a	5.2 a	5.1 b	5.9 b	5.6 a	4.9 a
London CMA	5.9 b	4.5 b	4.7 a	4.2 a	6.1 a	6.2 a	8.7 a	6.1 b	5.6 a	5.3 a
Oshawa CMA	5.3 d	3.0 c	6.2 b	5.7 b	6.5 b	5.6 b	5.1 c	4.9 c	6.3 a	5.5 a
Ottawa-Gatineau CMA (Ont. part)	5.0 a	3.7 a	4.1 a	3.7 a	4.9 a	3.9 a	6.2 b	4.4 b	4.6 a	3.8 a
Peterborough CMA	**	6.1 c	3.9 b	5.7 b	4.9 b	3.9 b	5.5 c	4.7 d	4.5 b	4.7 a
St. Catharines-Niagara CMA	11.1 d	8.5 c	6.0 a	5.6 a	5.8 a	5.5 a	6.2 c	6.3 b	6.1 a	5.7 a
Thunder Bay CMA	**	**	5.6 b	5.3 b	5.4 b	3.3 b	0.0 c	4.3 d	5.9 a	4.4 a
Toronto CMA	5.1 a	4.8 a	5.3 a	5.0 a	4.6 a	4.8 a	4.7 a	5.7 a	5.0 a	5.0 a
Windsor CMA	14.8 c	15.0 a	11.9 a	14.8 a	11.4 a	13.8 a	**	14.6 c	12.0 a	14.4 a
Ontario 10,000+	5.9 a	5.2 a	5.3 a	5.1 a	5.1 a	5.0 a	5.0 a	5.5 a	5.2 a	5.1 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent* by Bedroom Type Ontario - CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Barrie CMA	**	++	2.1 c	1.1 d	2.4 b	1.3 d	**	**	2.4 b	1.3 a
Brantford CMA	**	2.9 c	++	2.5 b	++	2.0 c	++	1.8 b	++	2.1 b
Greater Sudbury CMA	3.8 d	**	4.9 b	7.5 c	5.1 a	7.7 b	4.4 d	**	4.9 a	7.3 b
Guelph CMA	2.9 c	4.2 c	1.8 b	1.5 a	1.1 a	1.6 a	1.5 b	1.2 d	1.2 a	1.6 a
Hamilton CMA	++	2.4 c	0.9 a	1.1 a	1.1 a	1.2 a	2.2 c	1.5 a	1.4 a	1.3 a
Kingston CMA	++	++	2.9 b	1.8 c	2.3 b	2.0 c	++	**	2.2 b	1.9 c
Kitchener CMA	3.6 d	++	1.5 a	1.1 a	1.6 a	1.6 b	1.6 c	1.9 b	1.5 a	0.8 a
London CMA	2.1 a	1.6 b	2.3 a	2.2 a	1.7 a	2.3 a	1.2 a	2.1 c	1.9 a	2.4 a
Oshawa CMA	++	++	++	2.2 c	++	1.4 a	1.1 a	++	++	1.2 a
Ottawa-Gatineau CMA (Ont. part)	2.2 b	1.3 a	2.1 a	2.8 a	3.0 b	2.0 a	3.0 d	1.6 c	2.2 a	2.4 a
Peterborough CMA	++	2.8 c	++	2.0 b	**	2.2 b	++	2.3 c	1.9 c	2.3 a
St. Catharines-Niagara CMA	1.9 c	4.3 d	2.4 a	2.0 a	2.3 a	1.8 a	2.5 c	2.3 c	2.3 a	1.9 a
Thunder Bay CMA	3.4 d	++	4.0 d	2.1 c	1.4 a	2.2 a	**	2.0 b	2.1 c	2.1 b
Toronto CMA	0.8 a	2.0 b	0.8 a	1.2 a	1.1 a	1.0 a	1.2 a	1.1 a	1.1 a	1.2 a
Windsor CMA	++	++	++	++	++	++	++	**	++	++
Ontario 10,000+	1.4 a	2.1 a	1.3 a	1.7 a	1.5 a	1.6 a	1.5 a	1.5 b	1.4 a	1.7 a

*The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type Ontario - CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Barrie CMA	**	n/s	**	**	**	**	**	**	**	**
Brantford CMA	n/u	n/u	n/u	n/u	3.9 a	1.6 b	3.2 a	2.8 a	3.4 a	2.5 a
Greater Sudbury CMA	n/u	n/u	**	**	1.0 a	0.7 a	1.2 a	0.3 a	1.1 a	0.4 a
Guelph CMA	**	**	**	**	2.0 b	3.3 a	5.0 c	8.8 a	4.0 b	7.1 a
Hamilton CMA	**	**	1.5 a	**	1.9 c	3.2 d	3.1 b	4.7 b	2.8 a	4.3 b
Kingston CMA	n/u	n/u	**	4.9 a	**	**	7.6 c	2.1 b	10.7 d	3.6 d
Kitchener CMA	**	**	4.6 d	0.0 d	4.6 b	3.4 b	3.1 b	5.4 b	3.9 b	4.2 b
London CMA	n/s	n/s	**	n/s	4.5 b	5.7 b	3.0 a	4.5 a	3.5 a	4.8 a
Oshawa CMA	n/u	n/u	**	**	**	0.0 a	4.0 d	5.1 b	4.2 c	4.7 b
Ottawa-Gatineau CMA (Ont. part)	**	**	10.7 a	3.1 d	3.2 a	3.5 a	3.8 a	2.7 a	3.7 a	2.9 a
Peterborough CMA	**	**	3.3 a	0.0 d	4.8 d	0.0 c	5.2 d	3.8 d	4.2 c	2.2 c
St. Catharines-Niagara CMA	**	n/s	**	**	5.0 d	**	4.8 b	6.0 c	4.7 b	5.1 c
Thunder Bay CMA	n/u	n/u	**	**	**	0.0 a	10.3 a	8.9 b	9.8 a	8.0 b
Toronto CMA	n/u	n/s	**	6.5 a	2.8 b	4.2 b	4.6 b	4.8 a	4.3 b	4.7 a
Windsor CMA	**	**	4.6 d	**	4.2 a	10.5 c	13.6 a	15.8 a	9.9 a	13.7 a
Ontario 10,000+	**	**	4.7 c	4.3 b	4.0 a	4.0 a	4.1 a	4.3 a	4.1 a	4.2 a

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a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.2_1 Private Row (Townhouse) Average Rents (\$) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Barrie CMA	n/s	n/s	**	**	908 b	**	992 b	976 a	946 a	936 b
Brantford CMA	n/u	n/u	n/u	n/u	810 a	837 a	888 a	914 a	862 a	894 a
Greater Sudbury CMA	n/u	n/u	**	**	751 a	891 b	722 a	756 a	729 a	792 a
Guelph CMA (1)	**	**	**	**	982 a	979 a	1,130 a	1,156 a	1,080 a	1,095 a
Hamilton CMA	**	**	690 a	687 b	854 a	966 b	938 a	982 a	910 a	969 a
Kingston CMA	n/u	n/u	**	716 a	727 b	777 b	945 a	976 a	892 a	915 a
Kitchener CMA (1)	**	**	710 b	822 c	790 a	809 a	917 a	1,017 a	848 a	915 a
London CMA	n/s	n/s	n/s	n/s	835 a	871 a	861 a	887 a	852 a	881 a
Oshawa CMA	n/u	n/u	**	n/s	**	939 a	1,098 a	1,039 a	1,086 a	1,033 a
Ottawa-Gatineau CMA (Ont. part)	**	**	694 a	705 a	940 a	973 a	1,075 a	1,116 a	1,038 a	1,076 a
Peterborough CMA	**	**	562 a	575 b	681 a	719 a	875 b	895 a	706 c	758 b
St. Catharines-Niagara CMA	**	n/s	613 b	610 a	755 a	761 b	778 a	798 a	769 a	785 a
Thunder Bay CMA	n/u	n/u	**	**	**	602 a	688 a	657 a	680 a	651 a
Toronto CMA	n/u	n/s	**	933 a	1,063 a	1,060 a	1,269 a	1,294 a	1,226 a	1,250 a
Windsor CMA	**	n/s	569 b	555 a	728 a	743 b	833 a	901 a	783 a	850 a
Ontario 10,000+	**	378 d	618 a	646 a	843 a	879 a	1,020 a	1,058 a	957 a	998 a

1The 3 bedroom + average rent in October 2007 reflects the removal from the survey of student-only units that are rented on a per room basis.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.3_1 Number of Private Row (Townhouse) Units Vacant and Universe in October 2007 by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Barrie CMA	n/s	n/s	**	**	**	156	**	218	**	392
Brantford CMA	n/u	n/u	n/u	n/u	3 b	192	14 a	514	18 a	706
Greater Sudbury CMA	n/u	n/u	**	**	2 a	298	2 a	761	4 a	1,066
Guelph CMA	**	**	**	**	10 a	300	58 a	662	68 a	964
Hamilton CMA	**	**	**	72	20 d	636	98 b	2,074	119 b	2,791
Kingston CMA	n/u	n/u	1 a	21	**	33	3 b	146	7 d	200
Kitchener CMA	**	**	0 d	162	48 b	1,415	81 b	1,518	129 b	3,096
London CMA	n/s	n/s	n/s	n/s	61 b	1,069	105 a	2,343	165 a	3,412
Oshawa CMA	n/u	n/u	**	**	0 a	56	44 b	864	44 b	946
Ottawa-Gatineau CMA (Ont. part)	**	**	3 d	97	65 a	1,858	158 a	5,875	228 a	7,837
Peterborough CMA	**	**	0 d	85	0 c	101	12 d	303	12 c	536
St. Catharines-Niagara CMA	n/s	n/s	**	25	**	154	41 c	679	44 c	858
Thunder Bay CMA	n/u	n/u	**	**	0 a	38	29 b	324	29 b	364
Toronto CMA	n/s	n/s	3 a	49	60 b	1,452	318 a	6,612	381 a	8,113
Windsor CMA	**	**	**	20	23 c	222	56 a	355	82 a	598
Ontario 10,000+	**	88	38 b	889	387 a	9,741	1,090 a	25,130	1,517 a	35,849

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.4 | Private Row (Townhouse) Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Barrie CMA	**	n/s	**	**	9.8 c	**	**	5.6 d	**	4.3 d
Brantford CMA	n/u	n/u	n/u	n/u	4.9 a	4.3 c	6.6 a	5.0 a	6.0 a	4.9 a
Greater Sudbury CMA	n/u	n/u	**	**	1.0 a	1.1 a	1.9 a	0.6 a	1.6 a	0.8 a
Guelph CMA	**	**	**	**	3.2 c	5.7 a	8.0 a	11.2 a	6.4 b	9.4 a
Hamilton CMA	**	**	6.2 b	**	5.0 d	4.6 d	4.6 b	6.1 b	4.7 b	5.6 b
Kingston CMA	n/u	n/u	**	4.9 a	**	**	9.1 c	3.8 c	12.9 d	5.4 c
Kitchener CMA	**	**	5.9 c	0.6 b	6.7 a	4.8 b	4.7 b	7.4 b	5.7 a	5.9 b
London CMA	n/s	n/s	**	n/s	7.1 a	8.1 b	6.0 a	7.2 a	6.3 a	7.5 a
Oshawa CMA	n/u	n/u	**	**	**	3.7 a	5.1 c	6.0 b	5.3 c	5.7 b
Ottawa-Gatineau CMA (Ont. part)	**	**	15.7 a	4.1 c	5.0 a	6.1 a	6.5 a	4.0 a	6.3 a	4.5 a
Peterborough CMA	**	**	4.5 a	0.0 d	**	0.0 c	5.2 d	4.2 d	4.6 c	2.4 b
St. Catharines-Niagara CMA	**	n/s	**	**	9.5 c	**	5.4 b	6.5 b	6.2 b	6.1 c
Thunder Bay CMA	n/u	n/u	**	**	**	0.0 a	10.3 a	10.9 a	9.8 a	9.7 b
Toronto CMA	n/u	n/s	**	8.7 a	5.5 b	6.4 b	6.7 b	7.0 a	6.5 a	6.9 a
Windsor CMA	**	**	**	**	6.4 b	13.9 c	16.0 a	18.0 a	12.5 a	16.4 a
Ontario 10,000+	**	**	6.6 b	5.4 b	6.1 a	5.9 a	6.1 a	6.0 a	6.1 a	6.0 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.5_1 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent* by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06
	to	to	to	to	to	to	to	to	to	to
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Barrie CMA	**	**	**	**	**	**	**	**	**	**
Brantford CMA	n/u	n/u	n/u	n/u	3.3 a	1.8 a	2.5 a	3.8 a	3.0 a	3.2 a
Greater Sudbury CMA	n/u	n/u	**	**	0.9 d	**	3.4 a	5.9 b	3.0 b	7.9 b
Guelph CMA	**	**	**	**	2.0 b	-0.2 a	++	2.5 c	++	1.7 b
Hamilton CMA	**	**	**	**	++	**	2.4 c	**	2.2 c	2.9 c
Kingston CMA	n/u	n/u	**	8.5 a	**	**	**	++	**	**
Kitchener CMA	**	**	**	**	0.8 a	2.1 c	1.1 a	1.9 b	1.1 a	1.7 b
London CMA	**	**	**	**	2.0 a	3.2 a	2.1 a	2.6 a	2.1 a	2.6 a
Oshawa CMA	n/u	n/u	**	**	**	**	**	**	**	**
Ottawa-Gatineau CMA (Ont. part)	**	**	**	**	++	4.3 a	-1.3 a	3.5 a	-0.9 a	3.4 a
Peterborough CMA	**	**	6.1 c	**	5.4 d	**	**	**	6.0 b	2.3 a
St. Catharines-Niagara CMA	**	**	**	**	**	**	++	**	++	**
Thunder Bay CMA	n/u	n/u	**	**	**	-3.3 a	3.2 c	++	2.8 c	++
Toronto CMA	n/u	**	**	**	++	1.2 d	**	++	1.3 d	++
Windsor CMA	**	**	**	**	++	++	1.4 a	**	++	++
Ontario 10,000+	**	**	++	**	1.0 a	3.1 b	1.3 a	2.3 a	1.3 a	2.4 a

*The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Belleville CA	**	**	2.8 a	3.7 b	2.0 a	4.0 b	**	2.1 c	2.3 a	3.8 b
Zone 1 - City of Belleville	**	**	2.4 a	2.4 a	1.3 a	2.9 a	2.1 c	1.6 c	1.9 a	2.7 a
Zone 2 - City of Quinte West	**	**	3.9 d	**	3.3 c	6.3 c	0.0 c	**	3.3 c	6.6 c
Brockville CA	8.6 c	7.4 b	1.7 a	2.8 a	3.7 a	2.7 a	0.0 b	2.5 c	3.2 a	2.9 a
Cornwall CA	5.6 c	5.4 d	3.6 b	4.1 c	3.7 b	4.5 b	1.4 a	4.4 d	3.5 b	4.4 b
Zone 1 - City Centre	5.8 d	**	4.5 c	4.8 d	4.0 c	4.4 c	**	**	4.0 c	5.4 b
Zone 2 - City North	5.4 c	2.0 c	2.7 b	3.5 c	3.6 c	4.6 b	1.4 a	1.2 d	3.2 b	3.8 b
Zone 3 - Outlying Areas	n/u	n/u	**	**	0.0 a	2.4 a	**	**	0.0 a	2.3 a
Greater Napanee Town	**	0.0 d	**	**	1.4 a	1.0 a	**	0.0 d	2.0 b	1.1 a
Hawkesbury CA	**	0.0 d	1.9 c	2.5 b	6.0 c	3.9 b	0.0 c	0.0 c	4.6 c	3.2 b
Mississippi Mills Town	n/s	**	**	**	**	**	**	n/s	**	**
Pembroke CA	**	0.0 d	6.0 d	1.8 b	2.5 b	0.9 a	**	0.0 d	3.7 c	1.1 a
Petawawa CA	n/s	**	0.0 d	3.5 d	**	9.2 c	**	21.4 a	1.4 d	9.2 c
Prince Edward County	**	5.8 a	5.5 c	5.0 a	3.4 b	0.9 a	**	0.0 a	4.4 b	2.2 a

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** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.2 2 Private Apartment Average Rents (\$)
by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Belleville CA	522 a	529 a	656 a	678 a	749 a	772 a	847 a	899 a	721 a	744 a
Zone 1 - City of Belleville	526 a	535 a	677 a	700 a	775 a	803 a	866 a	930 b	742 a	768 a
Zone 2 - City of Quinte West	**	**	588 a	611 a	695 a	707 a	780 a	792 a	672 a	684 a
Brockville CA	455 a	470 a	566 a	576 a	666 a	698 a	685 a	705 a	631 a	653 a
Cornwall CA	459 a	468 a	525 a	542 a	641 a	651 a	666 a	686 a	598 a	613 a
Zone 1 - City Centre	469 a	465 a	548 a	541 a	646 a	651 a	647 b	681 a	602 a	609 a
Zone 2 - City North	450 a	470 a	499 a	542 a	637 a	652 a	679 a	689 a	595 a	617 a
Zone 3 - Outlying Areas	n/u	n/u	**	**	**	611 a	n/s	**	**	607 a
Greater Napanee Town	437 c	512 b	535 a	586 a	670 a	699 a	669 c	736 c	638 a	670 a
Hawkesbury CA	486 a	470 a	486 a	503 a	601 a	631 a	693 b	699 a	571 a	594 a
Mississippi Mills Town	n/u	**	n/u	**	n/u	**	n/u	n/s	n/u	**
Pembroke CA	477 c	**	506 a	458 a	616 a	618 a	640 a	625 b	578 a	572 a
Petawawa CA	n/s	**	481 a	474 a	587 a	583 a	**	555 a	544 a	552 a
Prince Edward County	433 b	437 a	527 a	545 a	615 a	638 a	580 d	**	579 a	601 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.3 2 Number of Private Apartment Units Vacant and Universe in October 2007 by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	**	108	64 b	1,750	146 b	3,656	4 c	210	219 b	5,724
Zone 1 - City of Belleville	**	103	32 a	1,337	73 a	2,488	3 c	163	111 a	4,091
Zone 2 - City of Quinte West	**	**	**	413	74 c	1,168	**	48	108 c	1,633
Brockville CA	7 b	99	16 a	575	36 a	1,337	2 c	90	61 a	2,101
Cornwall CA	13 d	231	42 c	1,015	94 b	2,105	16 d	375	165 b	3,726
Zone 1 - City Centre	**	96	24 d	497	38 c	854	**	131	85 b	1,578
Zone 2 - City North	3 c	135	18 c	516	56 b	1,208	3 d	243	79 b	2,101
Zone 3 - Outlying Areas	n/u	n/u	**	**	1 a	44	**	**	1 a	47
Greater Napanee Town	0 d	18	**	122	4 a	401	0 d	19	6 a	559
Hawkesbury CA	0 d	45	4 b	168	18 b	464	0 c	33	23 b	710
Mississippi Mills Town	**	**	**	**	**	**	n/s	n/s	**	**
Pembroke CA	0 d	57	4 b	252	5 a	570	0 d	24	10 a	903
Petawawa CA	**	**	3 d	82	20 c	220	9 a	40	32 c	344
Prince Edward County	1 a	17	5 a	102	2 a	241	0 a	4	8 a	364

1.1.4 2 Private Apartment Availability Rates (%)

by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Belleville CA	**	4.3 d	4.2 b	5.0 b	3.9 a	5.5 b	3.4 d	2.1 c	4.0 a	5.2 b
Zone 1 - City of Belleville	**	4.5 d	3.4 b	3.6 b	3.1 b	4.5 b	3.2 d	1.6 c	3.3 a	4.1 b
Zone 2 - City of Quinte West	**	**	6.6 c	**	5.5 b	7.8 c	**	**	5.7 b	8.2 c
Brockville CA	9.9 c	9.5 b	3.3 b	4.5 b	5.0 a	4.9 a	3.9 d	3.8 d	4.7 a	5.0 a
Cornwall CA	6.0 c	**	3.6 b	5.5 c	3.8 b	5.8 b	1.4 a	4.7 d	3.6 b	5.9 b
Zone 1 - City Centre	5.8 d	**	4.5 c	5.7 d	4.0 c	5.4 c	**	**	4.0 c	6.2 b
Zone 2 - City North	6.2 c	**	2.7 b	5.4 c	3.7 c	6.3 b	1.4 a	**	3.4 b	5.8 b
Zone 3 - Outlying Areas	n/u	n/u	**	**	0.0 a	2.4 a	**	**	0.0 a	2.3 a
Greater Napanee Town	**	0.0 d	**	2.6 c	3.2 c	1.0 a	**	0.0 d	4.5 c	1.3 a
Hawkesbury CA	**	0.0 d	3.4 d	5.0 c	7.5 c	6.2 b	**	0.0 c	7.0 b	5.2 b
Mississippi Mills Town	n/s	**	**	**	**	**	**	n/s	**	**
Pembroke CA	**	0.0 d	**	2.9 c	4.3 d	1.1 a	**	0.0 d	5.3 c	1.5 a
Petawawa CA	n/s	**	0.0 d	6.1 c	**	9.7 c	**	21.4 a	**	10.1 d
Prince Edward County	**	5.8 a	9.3 b	8.0 a	4.7 b	3.4 a	**	0.0 a	6.3 a	4.7 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06
	to	to	to	to	to	to	to	to	to	to
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Belleville CA	4.4 d	++	4.6 c	3.9 b	3.4 b	3.4 b	**	3.3 d	3.4 b	3.6 b
Zone 1 - City of Belleville	**	**	6.0 c	3.0 a	4.4 b	2.8 a	++	3.9 c	4.3 b	3.1 b
Zone 2 - City of Quinte West	**	**	++	**	0.9 a	4.8 d	**	**	1.3 a	4.8 d
Brockville CA	**	3.3 b	2.9 a	4.4 b	2.6 a	3.9 a	1.7 b	**	2.8 a	3.8 a
Cornwall CA	2.5 c	++	++	2.2 c	++	1.6 c	1.1 a	2.1 c	++	1.9 c
Zone 1 - City Centre	4.8 d	++	2.7 c	++	++	**	++	5.7 d	++	**
Zone 2 - City North	**	**	++	2.9 c	1.6 c	1.4 a	1.1 a	++	1.3 a	2.0 b
Zone 3 - Outlying Areas	n/u	n/u	**	**	**	**	**	**	**	**
Greater Napanee Town	**	**	++	++	2.4 c	2.5 c	**	**	1.9 c	4.5 d
Hawkesbury CA	**	**	++	4.2 c	2.6 c	5.3 d	**	**	2.3 c	4.9 c
Mississippi Mills Town	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Pembroke CA	**	**	6.3 c	++	2.3 c	++	**	**	3.6 b	++
Petawawa CA	**	**	**	++	**	4.5 b	**	2.5 a	**	3.4 c
Prince Edward County	**	1.3 a	++	1.2 a	++	2.3 c	**	**	0.7 b	2.1 b

*The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years

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++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.1 2 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type

Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Belleville CA	**	**	**	0.0 a	5.0 d	0.0 d	8.3 a	**	6.4 b	2.0 b
Zone 1 - City of Belleville	**	**	**	0.0 a	**	**	9.5 a	**	7.5 b	1.3 a
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	0.0 a	**	**	**	0.0 a	**
Brockville CA	n/u	n/u	0.0 a	0.0 a	**	0.0 a	0.0 a	**	**	2.0 a
Cornwall CA	n/u	n/u	n/u	n/u	0.0 a	9.1 c	4.1 a	2.8 a	3.3 a	4.5 b
Zone 1 - City Centre	n/u	n/u	n/u	n/u	**	**	4.3 a	2.9 a	4.0 a	5.3 b
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	**
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	**	n/u	**	**	**	**	**	n/u	**	**
Hawkesbury CA	n/u	n/u	**	**	**	**	**	0.0 a	**	7.0 a
Mississippi Mills Town	**	**	0.0 d	**	**	**	**	**	**	2.6 c
Pembroke CA	n/u	n/u	n/s	n/s	**	0.0 a	**	**	**	**
Petawawa CA	n/u	n/u	**	n/u	**	**	**	**	**	**
Prince Edward County	n/u	n/u	**	**	6.1 a	4.5 a	**	**	3.3 a	8.0 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.2 2 Private Row (Townhouse) Average Rents (\$)

by Bedroom Type

Ontario - Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Belleville CA	**	n/u	**	709 a	678 a	752 a	712 a	**	692 a	761 a
Zone 1 - City of Belleville	**	n/u	**	709 a	671 a	762 a	710 a	**	688 a	767 a
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	702 a	**	**	**	714 a	718 a
Brockville CA	n/u	n/u	532 a	553 a	679 b	689 a	832 a	**	684 b	692 a
Cornwall CA	n/u	n/u	n/u	n/u	571 a	**	750 a	767 a	720 a	765 a
Zone 1 - City Centre	n/u	n/u	n/u	n/u	**	**	752 a	771 a	748 a	785 a
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	**	**	576 a	**
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	**	n/u	**	**	**	**	**	n/u	**	**
Hawkesbury CA	n/u	n/u	**	**	**	**	**	704 a	669 a	712 a
Mississippi Mills Town	**	**	614 a	599 a	700 b	694 b	**	**	680 b	606 a
Pembroke CA	n/u	n/u	n/s	n/s	**	651 a	n/s	**	**	655 a
Petawawa CA	n/u	n/u	**	n/u	**	**	**	**	**	**
Prince Edward County	n/u	n/u	**	**	654 a	673 a	**	**	613 a	674 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.3_2 Number of Private Row (Townhouse) Units Vacant and Universe in October 2007 by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Belleville CA	**	**	0 a	16	0 d	83	**	**	4 b	176
Zone 1 - City of Belleville	**	**	0 a	16	**	65	**	**	2 a	152
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	**	**	**	**	**	24
Brockville CA	n/u	n/u	0 a	13	0 a	25	**	**	1 a	50
Cornwall CA	n/u	n/u	n/u	n/u	3 c	28	2 a	72	5 b	100
Zone 1 - City Centre	n/u	n/u	n/u	n/u	**	**	2 a	68	5 b	85
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Hawkesbury CA	n/u	n/u	**	**	**	**	0 a	11	5 a	71
Mississippi Mills Town	**	**	**	40	**	23	**	**	2 c	76
Pembroke CA	n/u	n/u	n/s	n/s	0 a	41	**	**	**	43
Petawawa CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Prince Edward County	n/u	n/u	**	**	2 a	44	**	**	9 a	112

2.1.4_2 Private Row (Townhouse) Availability Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Belleville CA	**	**	**	0.0 a	**	1.8 c	11.8 a	**	9.0 b	2.9 b
Zone 1 - City of Belleville	**	**	**	0.0 a	**	**	13.5 a	**	10.5 d	1.3 a
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	0.0 a	**	**	**	0.0 a	**
Brockville CA	n/u	n/u	0.0 a	0.0 a	**	0.0 a	0.0 a	**	**	4.0 a
Cornwall CA	n/u	n/u	n/u	n/u	0.0 a	**	4.1 a	2.8 a	3.3 a	7.1 a
Zone 1 - City Centre	n/u	n/u	n/u	n/u	**	**	4.3 a	2.9 a	4.0 a	8.3 a
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	**	**	0.0 a	**
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	**	n/u	**	**	**	**	**	n/u	**	**
Hawkesbury CA	n/u	n/u	**	**	**	**	**	0.0 a	**	7.0 a
Mississippi Mills Town	**	**	**	**	**	**	**	**	**	**
Pembroke CA	n/u	n/u	n/s	n/s	**	0.0 a	**	**	**	**
Petawawa CA	n/u	n/u	**	n/u	**	**	**	**	**	**
Prince Edward County	n/u	n/u	**	**	12.2 a	4.5 a	**	**	7.4 a	8.0 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

**2.1.5_2 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent^{*}
by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Belleville CA	**	n/u	**	4.0 a	++	**	1.4 a	**	1.2 a	**
Zone 1 - City of Belleville	**	n/u	**	4.0 a	**	**	1.4 a	**	**	**
Zone 2 - City of Quinte West	n/u	n/u	n/u	n/u	-1.4 a	**	**	**	1.8 a	**
Brockville CA	n/u	n/u	-1.4 a	4.6 a	**	1.1 a	-1.7 a	**	++	3.3 a
Cornwall CA	n/u	n/u	n/u	n/u	**	**	**	**	++	**
Zone 1 - City Centre	n/u	n/u	n/u	n/u	**	**	**	**	**	++
Zone 2 - City North	n/u	n/u	n/u	n/u	**	**	**	**	0.0 b	**
Zone 3 - Outlying Areas	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Greater Napanee Town	**	n/u	**	**	**	**	**	n/u	**	**
Hawkesbury CA	n/u	n/u	**	**	**	**	**	1.0 a	**	4.1 a
Mississippi Mills Town	n/u	**	n/u	**	n/u	**	n/u	**	n/u	**
Pembroke CA	n/u	n/u	**	**	**	2.7 a	**	**	**	**
Petawawa CA	n/u	n/u	**	n/u	**	n/u	**	n/u	**	n/u
Prince Edward County	n/u	n/u	**	**	0.4 a	9.0 a	**	**	0.7 a	11.5 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.1 3 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Cobourg CA	**	**	2.1 b	4.0 d	1.2 a	2.8 b	0.0 c	0.0 d	1.7 b	3.3 c
Collingwood CA	9.2 a	2.2 a	4.1 b	3.5 b	2.6 a	1.4 a	**	12.6 d	3.6 a	2.6 a
Haldimand Town	**	**	0.6 a	6.1 a	1.6 a	2.4 c	5.4 a	0.0 a	1.8 a	4.3 b
Kawartha Lakes CA	**	8.7 c	1.7 b	3.2 b	2.7 b	2.1 a	0.0 d	0.0 c	2.8 a	2.8 a
Midland CA	5.9 a	0.0 c	3.4 a	3.6 b	2.0 a	2.6 a	4.8 d	**	2.7 a	3.0 a
Orillia CA	4.5 c	9.9 c	4.0 c	3.3 b	2.4 b	1.7 a	**	**	3.2 b	3.0 a
Port Hope CA	**	0.0 a	0.6 b	3.1 c	0.8 a	1.9 b	**	**	0.9 a	2.3 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.2 3 Private Apartment Average Rents (\$) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Cobourg CA	530 a	473 b	680 a	705 a	849 a	834 a	905 b	863 b	801 a	789 a
Collingwood CA	505 d	540 c	631 a	636 a	743 a	741 a	767 b	811 b	688 a	691 a
Haldimand Town	**	**	640 a	645 a	687 a	687 a	677 a	695 a	664 a	670 a
Kawartha Lakes CA	532 a	528 a	687 a	713 a	820 a	870 a	872 b	956 b	751 a	787 a
Midland CA	509 a	498 a	629 a	653 a	732 a	755 a	758 a	790 a	688 a	713 a
Orillia CA	536 a	541 a	670 a	700 a	787 a	811 a	835 b	900 a	729 a	756 a
Port Hope CA	**	524 a	734 a	773 a	808 a	860 a	**	**	776 a	809 a

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d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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1.1.3_3 Number of Private Apartment Units Vacant and Universe in October 2007 by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Cobourg CA	**	30	8 d	200	17 b	621	0 d	53	30 c	904
Collingwood CA	1 a	45	8 b	237	4 a	280	2 d	17	15 a	578
Haldimand Town	**	**	11 a	175	4 c	168	0 a	25	16 b	376
Kawartha Lakes CA	6 c	73	19 b	615	14 a	687	0 c	63	40 a	1,438
Midland CA	0 c	26	13 b	362	16 a	595	**	28	31 a	1,011
Orillia CA	11 c	112	18 b	565	14 a	851	**	51	48 a	1,580
Port Hope CA	0 a	44	7 c	211	5 b	294	**	**	13 a	572

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1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Cobourg CA	**	**	2.6 b	**	1.4 a	4.0 c	0.0 c	0.0 d	2.4 b	4.6 c
Collingwood CA	9.2 a	2.2 a	4.1 b	3.5 b	2.9 a	2.1 b	**	12.6 d	3.8 a	3.0 a
Haldimand Town	**	**	1.8 a	6.1 a	2.7 a	3.1 c	5.4 a	0.0 a	2.8 a	4.6 b
Kawartha Lakes CA	**	10.4 d	1.7 b	4.7 b	2.9 b	3.3 b	0.0 d	0.0 c	3.2 b	4.1 a
Midland CA	5.9 a	0.0 c	7.1 a	4.2 b	3.3 a	2.9 a	4.8 d	11.4 d	4.8 a	3.6 a
Orillia CA	6.4 c	9.9 c	4.5 c	4.3 a	3.9 c	2.4 a	**	10.7 d	4.3 b	3.9 a
Port Hope CA	**	0.0 a	0.6 b	4.6 b	1.2 a	3.0 c	**	**	1.1 a	3.5 b

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1.1.5 3 Private Apartment Estimate of Percentage Change (%) of Average Rent^{*} by Bedroom Type

Ontario - Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06
	to	to	to	to	to	to	to	to	to	to
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Cobourg CA	**	**	5.3 d	++	++	++	**	**	++	++
Collingwood CA	2.0 c	4.6 d	2.7 b	2.0 a	1.1 a	2.2 b	**	**	1.7 a	2.1 a
Haldimand Town	**	**	3.7 a	2.5 a	++	**	-2.0 a	1.0 a	1.7 a	2.2 a
Kawartha Lakes CA	**	**	++	3.8 b	++	5.6 b	**	**	++	4.6 b
Midland CA	3.6 a	++	++	3.7 a	3.0 c	3.6 a	++	**	1.7 b	3.6 a
Orillia CA	++	**	2.5 b	0.8 a	3.0 b	1.3 a	**	2.1 b	2.7 a	1.4 a
Port Hope CA	**	4.8 a	**	**	**	**	**	**	**	**

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The following letter codes are used to indicate the reliability of the estimates:

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2.1.1 3 Private Row (Townhouse) Vacancy Rates (%)

by Bedroom Type

Ontario - Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Cobourg CA	n/u	n/u	**	**	**	**	**	**	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Haldimand Town	n/u	n/u	n/u	n/u	**	**	**	**	**	2.1 a
Kawartha Lakes CA	n/u	n/u	n/u	n/u	**	0.0 a	**	**	**	3.8 a
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	**	1.8 a	**	1.7 a
Port Hope CA	**	n/u	**	n/u	n/u	n/u	n/u	n/u	**	n/u

The following letter codes are used to indicate the reliability of the estimates:

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2.1.2 3 Private Row (Townhouse) Average Rents (\$)
by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Cobourg CA	n/u	n/u	**	**	623 c	**	**	**	529 b	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Haldimand Town	n/u	n/u	n/u	n/u	**	**	**	**	**	748 a
Kawartha Lakes CA	n/u	n/u	n/u	n/u	**	879 a	**	**	839 b	932 a
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	**	963 a	**	954 a
Port Hope CA	**	n/u	**	n/u	n/u	n/u	n/u	n/u	**	n/u

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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2.1.3 3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2007
by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Cobourg CA	n/u	n/u	**	**	**	**	**	**	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Haldimand Town	n/u	n/u	n/u	n/u	**	**	**	**	1 a	48
Kawartha Lakes CA	n/u	n/u	n/u	n/u	0 a	36	**	**	2 a	53
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	3 a	171	3 a	177
Port Hope CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u

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** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/a: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.4_3 Private Row (Townhouse) Availability Rates (%)
by Bedroom Type
Ontario - Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Cobourg CA	n/u	n/u	**	**	**	**	**	**	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Haldimand Town	n/u	n/u	n/u	n/u	**	**	**	**	**	2.1 a
Kawartha Lakes CA	n/u	n/u	n/u	n/u	**	2.8 a	**	**	**	7.5 a
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	**	2.9 a	**	2.8 a
Port Hope CA	**	n/u	**	n/u	n/u	n/u	n/u	n/u	**	n/u

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2.1.5_3 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent
by Bedroom Type
Ontario - Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06
	to	to	to	to	to	to	to	to	to	to
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Cobourg CA	n/u	n/u	**	**	**	**	**	**	**	**
Collingwood CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Haldimand Town	n/u	n/u	n/u	n/u	**	**	**	**	**	2.4 a
Kawartha Lakes CA	n/u	n/u	n/u	n/u	**	13.5 a	**	**	**	9.8 a
Midland CA	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Orillia CA	n/u	n/u	n/u	n/u	**	**	**	0.8 a	**	0.8 a
Port Hope CA	**	n/u	**	n/u	n/u	n/u	n/u	n/u	**	n/u

*The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.1 4 Private Apartment Vacancy Rates (%)
by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Bracebridge Town	14.5 a	0.0 a	1.2 a	0.0 b	0.0 c	2.3 a	**	8.3 a	1.2 a	1.8 a
Elliot Lake CA	3.1 a	6.1 a	9.8 a	2.5 a	5.2 a	4.6 a	11.4 a	11.0 a	6.7 a	4.4 a
Gravenhurst Town	**	4.6 a	**	4.5 a	4.7 c	4.8 b	**	**	4.5 c	4.6 b
Huntsville Town	**	5.4 a	4.5 d	3.8 c	3.3 d	2.4 a	**	**	4.2 c	3.0 b
Kenora CA	0.0 a	**	4.9 b	0.0 b	2.7 a	0.0 b	**	**	3.4 a	0.0 b
North Bay CA	**	**	3.0 c	1.1 a	1.7 c	0.9 a	**	1.2 d	2.4 b	1.1 a
Sault Ste. Marie CA	**	**	0.7 a	1.5 a	1.1 a	1.4 a	**	**	1.0 a	1.8 b
Zone 1 - Downtown	**	**	0.0 a	0.7 a	0.5 a	0.5 a	0.0 a	0.0 a	0.3 a	0.5 a
Zone 2 - City East	**	**	0.9 a	2.2 c	1.2 a	1.2 a	**	**	1.2 a	2.0 b
Zone 3 - City West	**	**	0.3 b	0.2 b	1.0 a	1.9 c	0.0 d	**	0.8 a	1.6 c
Temiskaming Shores CA	7.6 a	0.0 c	3.1 d	2.9 c	1.8 c	4.6 b	0.0 c	7.8 a	2.4 b	4.1 b
Timmins CA	**	**	3.3 c	2.0 c	3.8 d	1.8 b	0.0 c	2.2 c	3.8 c	2.4 b
West Nipissing Town	**	**	**	2.6 c	4.8 c	4.7 c	**	4.1 d	3.6 c	4.1 b

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1.1.2_4 Private Apartment Average Rents (\$)
by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Bracebridge Town	478 a	506 a	644 a	659 a	751 a	802 a	**	857 a	704 a	749 a
Elliot Lake CA	362 a	357 a	447 a	464 a	519 a	542 a	525 a	643 a	497 a	522 a
Gravenhurst Town	557 b	545 a	631 b	680 a	813 a	815 a	817 a	**	742 a	749 a
Huntsville Town	520 a	545 a	647 a	674 a	800 a	826 a	857 a	858 a	714 a	745 a
Kenora CA	441 c	428 a	563 a	515 b	733 a	727 a	**	**	657 a	634 a
North Bay CA	456 a	474 a	581 a	594 a	729 a	740 a	808 a	851 b	677 a	683 a
Sault Ste. Marie CA	433 a	428 a	538 a	564 a	644 a	666 a	706 a	698 a	604 a	627 a
Zone 1 - Downtown	**	**	565 a	629 a	644 a	698 a	673 a	673 a	615 a	668 a
Zone 2 - City East	434 b	417 b	540 a	563 a	657 a	685 a	727 a	734 a	610 a	637 a
Zone 3 - City West	426 a	438 a	527 a	547 a	625 a	632 a	681 a	671 b	592 a	603 a
Temiskaming Shores CA	410 a	411 a	454 a	470 a	557 a	574 a	651 a	670 a	525 a	542 a
Timmins CA	405 a	415 a	544 a	558 a	660 a	658 a	750 a	768 a	611 a	624 a
West Nipissing Town	**	411 c	458 a	480 a	557 a	580 a	655 b	657 b	528 a	547 a

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a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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1.1.3_4 Number of Private Apartment Units Vacant and Universe in October 2007 by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	0 a	15	0 b	75	4 a	171	1 a	12	5 a	273
Elliot Lake CA	2 a	33	8 a	317	37 a	813	8 a	73	55 a	1,236
Gravenhurst Town	1 a	22	3 a	66	6 b	124	**	**	10 b	216
Huntsville Town	1 a	19	5 c	141	4 a	172	**	11	10 b	343
Kenora CA	**	23	0 b	129	0 b	193	**	11	0 b	355
North Bay CA	**	203	11 a	1,000	16 a	1,787	2 d	194	34 a	3,184
Sault Ste. Marie CA	**	120	24 a	1,642	37 a	2,634	**	296	83 b	4,692
Zone 1 - Downtown	**	**	1 a	148	1 a	205	0 a	24	2 a	379
Zone 2 - City East	**	64	22 c	985	18 a	1,469	**	134	54 b	2,652
Zone 3 - City West	**	55	1 b	509	18 c	960	**	138	27 c	1,661
Temiskaming Shores CA	0 c	28	3 c	110	9 b	194	3 a	42	15 b	374
Timmins CA	**	70	11 c	549	15 b	814	3 c	140	38 b	1,573
West Nipissing Town	**	12	3 c	127	9 c	184	1 d	29	14 b	352

1.1.4_4 Private Apartment Availability Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Bracebridge Town	20.6 a	0.0 a	2.4 b	0.0 b	2.1 c	5.0 b	**	8.3 a	3.2 b	3.5 a
Elliot Lake CA	3.1 a	6.1 a	9.8 a	4.4 a	5.2 a	6.4 a	11.4 a	11.0 a	6.7 a	6.1 a
Gravenhurst Town	**	4.6 a	**	7.5 b	4.7 c	7.3 b	**	**	4.9 c	6.9 b
Huntsville Town	**	5.4 a	5.3 d	8.3 b	**	8.1 a	**	**	6.7 c	8.1 a
Kenora CA	5.0 a	**	6.3 b	1.7 c	3.3 a	2.0 c	**	**	4.5 a	1.7 b
North Bay CA	**	3.5 d	3.0 c	2.8 b	2.0 c	1.3 a	**	1.2 d	2.6 b	1.9 a
Sault Ste. Marie CA	**	**	0.9 a	2.1 c	1.3 a	1.9 b	**	**	1.2 a	2.3 b
Zone 1 - Downtown	**	**	0.7 a	2.0 a	1.0 a	2.0 a	0.0 a	0.0 a	0.8 a	1.8 a
Zone 2 - City East	**	**	1.2 a	2.2 c	1.2 a	1.3 a	**	**	1.3 a	2.1 b
Zone 3 - City West	**	**	0.3 b	**	1.5 c	2.7 c	0.0 d	**	1.1 a	2.7 c
Temiskaming Shores CA	7.6 a	0.0 c	3.1 d	2.9 c	1.8 c	4.6 b	0.0 c	7.8 a	2.4 b	4.1 b
Timmins CA	**	**	6.9 c	2.5 c	4.8 c	2.6 b	0.0 c	2.2 c	6.0 b	3.0 b
West Nipissing Town	**	**	**	2.6 c	4.8 c	4.7 c	**	4.1 d	3.6 c	4.1 b

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1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06	Oct-05	Oct-06
	to	to	to	to	to	to	to	to	to	to
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Bracebridge Town	1.5 a	6.6 a	0.8 d	0.9 a	**	6.2 a	**	1.9 a	1.4 a	4.7 a
Elliot Lake CA	4.8 a	5.2 a	4.3 a	3.6 a	6.9 a	4.7 a	5.2 a	9.9 a	6.5 a	4.6 a
Gravenhurst Town	**	3.3 a	**	++	**	**	**	**	**	**
Huntsville Town	**	**	2.4 c	0.6 b	1.6 c	++	**	**	2.0 b	1.0 a
Kenora CA	**	**	**	**	**	**	**	**	++	**
North Bay CA	++	8.6 c	4.0 d	5.2 d	3.6 d	3.4 d	**	**	3.2 d	3.8 d
Sault Ste. Marie CA	**	++	4.1 d	2.3 b	2.0 c	2.6 b	++	++	2.1 b	2.6 b
Zone 1 - Downtown	**	**	**	5.7 a	4.4 a	8.0 a	2.5 a	0.0 b	6.5 a	7.8 a
Zone 2 - City East	**	**	++	1.5 d	2.4 c	1.4 d	**	**	1.9 c	1.3 d
Zone 3 - City West	**	**	2.0 c	2.8 c	++	3.3 d	**	**	1.2 d	3.5 d
Temiskaming Shores CA	0.1 a	1.9 a	++	4.3 c	2.3 c	2.1 c	++	5.2 a	**	3.5 c
Timmins CA	**	**	++	**	++	**	++	**	++	**
West Nipissing Town	**	**	5.8 d	++	3.7 d	++	**	**	4.9 c	**

*The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years

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2.1.1_4 Private Row (Townhouse) Vacancy Rates (%)
by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	2.8 a	5.6 a	12.3 a	7.4 a	9.4 a	6.8 a
Gravenhurst Town	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Huntsville Town	n/u	n/u	n/s	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	23.1 a	**	6.3 c	2.6 b	4.1 c	2.4 b	5.3 b	2.4 b
Sault Ste. Marie CA	**	n/s	**	**	3.7 a	**	1.1 a	5.0 a	1.9 a	5.2 a
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - City East	n/u	n/u	**	**	**	**	1.1 a	7.7 a	1.7 a	7.7 a
Zone 3 - City West	**	n/s	n/u	n/u	**	**	**	**	6.9 a	**
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	0.0 a	**	1.1 a	0.0 a	**	0.0 a	1.2 a	0.0 c
West Nipissing Town	n/u	n/u	**	**	**	**	**	**	**	**

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2.1.2_4 Private Row (Townhouse) Average Rents (\$)
by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	482 ^a	480 ^a	495 ^a	507 ^a	491 ^a	499 ^a
Gravenhurst Town	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Huntsville Town	n/u	n/u	n/s	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	489 ^a	**	709 ^a	733 ^a	764 ^a	785 ^a	737 ^a	760 ^a
Sault Ste. Marie CA	**	n/s	**	**	632 ^a	**	691 ^a	657 ^a	672 ^a	647 ^a
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - City East	n/u	n/u	**	**	**	**	730 ^a	643 ^a	688 ^a	624 ^a
Zone 3 - City West	**	n/s	n/u	n/u	**	**	**	**	604 ^b	611 ^a
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	530 ^a	**	671 ^a	719 ^a	733 ^b	735 ^a	666 ^a	711 ^a
West Nipissing Town	n/u	n/u	**	**	**	**	**	n/u	**	**

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d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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2.1.3_4 Number of Private Row (Townhouse) Units Vacant and Universe in October 2007 by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	2 a	36	6 a	81	8 a	117
Gravenhurst Town	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Huntsville Town	n/u	n/u	**	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	**	**	3 b	119	7 b	296	10 b	429
Sault Ste. Marie CA	n/s	n/s	**	**	**	**	9 a	184	11 a	215
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - City East	n/u	n/u	**	**	**	**	7 a	91	9 a	117
Zone 3 - City West	n/s	n/s	n/u	n/u	**	**	**	**	**	29
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	**	**	0 a	98	0 a	58	0 c	173
West Nipissing Town	n/u	n/u	**	**	**	**	**	**	**	**

2.1.4_4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	2.8 a	5.6 a	12.3 a	7.4 a	9.4 a	6.8 a
Gravenhurst Town	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Huntsville Town	n/u	n/u	n/s	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	23.1 a	**	6.3 c	4.4 b	4.1 c	3.8 b	5.3 b	3.9 b
Sault Ste. Marie CA	**	n/s	**	**	3.7 a	**	1.1 a	5.6 a	1.9 a	5.7 a
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2 - City East	n/u	n/u	**	**	**	**	1.1 a	8.8 a	1.7 a	8.5 a
Zone 3 - City West	**	n/s	n/u	n/u	**	**	**	**	6.9 a	**
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	0.0 a	**	2.2 c	1.1 a	4.0 d	0.0 a	2.5 b	0.6 a
West Nipissing Town	n/u	n/u	**	**	**	**	**	**	**	**

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2.1.5_4 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent* by Bedroom Type

Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Bracebridge Town	n/u	n/u	**	**	**	**	**	**	**	**
Elliot Lake CA	n/u	n/u	n/u	n/u	3.8 a	0.7 a	1.9 a	2.0 a	2.4 a	1.6 a
Gravenhurst Town	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Huntsville Town	n/u	n/u	**	**	**	**	**	**	**	**
Kenora CA	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
North Bay CA	**	**	8.5 a	**	8.5 c	**	6.0 c	**	5.9 c	3.9 b
Sault Ste. Marie CA	**	**	**	**	-2.7 a	**	**	-5.1 a	9.6 a	-4.7 d
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	**	n/u	**
Zone 2 - City East	n/u	n/u	**	**	**	**	12.0 a	-9.5 a	12.0 a	-9.1 a
Zone 3 - City West	**	**	n/u	n/u	**	**	**	**	**	**
Temiskaming Shores CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Timmins CA	n/u	n/u	-7.4 a	**	++	4.9 b	**	-1.2 a	++	4.2 c
West Nipissing Town	n/u	n/u	**	**	**	**	**	n/u	**	**

*The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.1_5 Private Apartment Vacancy Rates (%)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Centre Wellington CA	n/u	**	n/u	3.0 b	n/u	2.4 a	n/u	**	n/u	2.5 a
Chatham-Kent CA	**	3.2 d	6.1 c	5.3 b	6.6 b	5.7 b	2.8 c	5.6 d	5.9 b	5.5 a
Zone 1 - Chatham City	**	3.5 d	4.7 d	5.0 b	6.1 b	5.1 b	**	5.8 d	5.1 c	5.1 b
Zone 2 - Wallaceburg	**	0.0 a	13.8 a	8.1 a	6.3 a	7.3 a	10.9 a	7.4 a	8.8 a	7.4 a
Zone 3 - Rest of Kent	**	**	**	5.4 d	**	7.4 c	**	3.8 d	8.7 c	6.4 b
Georgian Highlands Town	0.0 a	**	0.0 a	0.0 a	0.0 a	0.0 c	0.0 a	**	0.0 a	0.0 c
Ingersoll CA	n/u	n/u	8.8 a	5.8 a	**	7.0 a	**	**	2.5 a	6.5 a
Lambton Shores City	n/u	n/u	**	**	5.7 c	5.6 a	**	**	2.9 b	2.8 a
Leamington CA	**	**	3.5 d	5.9 b	3.1 b	5.2 a	**	**	3.3 c	5.7 a
Norfolk CA	**	6.6 a	4.1 d	2.9 b	2.7 c	2.1 a	**	0.0 a	3.4 c	2.3 a
North Perth Town	6.8 c	12.0 a	1.2 d	4.1 b	5.0 c	3.7 b	**	6.7 a	4.0 c	4.7 b
Owen Sound CA	2.2 c	5.2 c	1.2 a	3.2 b	1.5 c	1.9 a	3.5 b	4.0 a	1.7 b	2.8 a
Sarnia CA	5.7 d	5.1 d	5.2 b	3.1 b	4.5 b	4.5 b	6.5 c	4.5 c	4.9 b	4.0 b
Saugeen Shores Town	**	**	2.3 c	3.6 b	1.7 c	1.1 a	**	0.0 a	1.9 c	1.6 b
South Huron Town	0.0 a	0.0 a	13.2 d	9.3 a	2.6 a	5.6 a	10.1 d	7.7 a	4.8 b	6.4 a
Stratford CA	**	**	3.2 b	3.7 b	5.2 a	4.3 a	6.3 c	3.0 a	4.6 a	3.9 a
Tillsonburg CA	**	**	5.5 b	3.3 c	1.7 b	4.0 b	4.0 c	**	3.0 a	4.0 b
Woodstock CA	2.6 c	14.2 d	6.0 b	5.2 b	4.1 b	1.6 a	3.5 d	3.5 c	4.7 b	3.2 a

The following letter codes are used to indicate the reliability of the estimates:

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1.1.2_5 Private Apartment Average Rents (\$)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Centre Wellington CA	n/u	543 b	n/u	633 a	n/u	732 a	n/u	**	n/u	695 a
Chatham-Kent CA	434 b	421 b	538 a	550 a	627 a	646 a	593 a	667 b	594 a	612 a
Zone 1 - Chatham City	440 b	425 b	544 a	556 a	634 a	658 a	589 a	675 b	598 a	620 a
Zone 2 - Wallaceburg	395 a	409 a	530 a	546 a	616 a	621 a	610 a	639 a	587 a	598 a
Zone 3 - Rest of Kent	**	**	508 a	511 a	598 a	608 a	628 b	625 a	574 a	581 a
Georgian Highlands Town	**	**	535 a	544 a	694 a	697 a	751 a	757 a	650 a	652 a
Ingersoll CA	n/u	n/u	**	591 a	**	646 a	**	**	**	634 a
Lambton Shores City	n/u	n/u	n/s	**	**	559 a	**	**	620 a	555 a
Leamington CA	**	533 a	596 a	616 a	710 a	721 a	896 d	888 c	671 a	683 a
Norfolk CA	465 b	470 a	537 a	548 a	594 a	595 a	682 b	660 a	580 a	583 a
North Perth Town	**	**	547 a	563 a	637 a	671 a	693 b	716 b	613 a	639 a
Owen Sound CA	437 a	461 a	601 a	615 a	735 a	744 a	737 a	749 a	674 a	685 a
Sarnia CA	532 a	490 b	622 a	594 a	696 a	695 a	894 c	913 c	659 a	649 a
Saugeen Shores Town	**	**	555 a	585 a	655 a	687 a	712 a	730 a	636 a	652 a
South Huron Town	372 a	362 a	448 a	474 a	537 a	589 a	663 a	742 a	509 a	570 a
Stratford CA	483 a	493 a	614 a	616 a	736 a	740 a	862 a	862 a	696 a	701 a
Tillsonburg CA	477 c	451 a	575 a	575 a	616 a	678 a	717 a	**	608 a	638 a
Woodstock CA	403 a	449 b	630 a	607 a	742 b	696 a	646 b	693 a	688 b	661 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.3_5 Number of Private Apartment Units Vacant and Universe in October 2007 by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Centre Wellington CA	**	10	4 b	134	6 a	249	**	**	10 a	401
Chatham-Kent CA	3 d	85	86 b	1,637	140 b	2,470	29 d	516	258 a	4,708
Zone 1 - Chatham City	3 d	76	65 b	1,306	91 b	1,793	25 d	424	183 b	3,600
Zone 2 - Wallaceburg	0 a	7	10 a	123	21 a	289	2 a	27	33 a	446
Zone 3 - Rest of Kent	**	**	11 d	208	29 c	387	2 d	65	42 b	662
Georgian Highlands Town	**	**	0 a	54	0 c	129	**	18	0 c	208
Ingersoll CA	n/u	n/u	3 a	58	10 a	142	**	**	13 a	204
Lambton Shores City	n/u	n/u	**	**	4 a	72	**	**	4 a	143
Leamington CA	**	12	35 b	588	32 a	606	**	21	70 a	1,227
Norfolk CA	1 a	16	6 b	227	13 a	617	0 a	31	21 a	891
North Perth Town	3 a	25	4 b	98	8 b	215	3 a	45	18 b	383
Owen Sound CA	5 c	97	20 b	635	15 a	793	9 a	223	49 a	1,748
Sarnia CA	9 d	173	71 b	2,243	124 b	2,741	8 c	188	212 b	5,345
Saugeen Shores Town	**	**	4 b	113	2 a	220	0 a	51	6 b	397
South Huron Town	0 a	6	5 a	54	10 a	178	1 a	13	16 a	251
Stratford CA	**	31	27 b	724	44 a	1,023	4 a	144	76 a	1,922
Tillsonburg CA	**	11	9 c	276	23 b	580	**	6	35 b	873
Woodstock CA	4 d	30	40 b	758	20 a	1,230	3 c	93	67 a	2,111

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1.1.4 5 Private Apartment Availability Rates (%)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Centre Wellington CA	n/u	**	n/u	3.0 b	n/u	2.8 a	n/u	**	n/u	3.0 a
Chatham-Kent CA	**	**	7.4 b	6.6 b	7.6 b	7.8 a	4.8 d	**	7.1 b	7.3 a
Zone 1 - Chatham City	**	**	6.4 c	6.2 b	6.9 b	7.4 b	**	**	6.4 b	6.9 a
Zone 2 - Wallaceburg	**	14.3 a	13.8 a	9.8 a	6.3 a	8.0 a	10.9 a	11.1 a	8.8 a	8.7 a
Zone 3 - Rest of Kent	**	**	**	**	12.0 d	9.6 b	**	3.8 d	10.4 d	8.2 b
Georgian Highlands Town	0.0 a	**	8.9 a	4.4 a	1.5 a	1.5 a	0.0 a	**	3.3 a	2.1 a
Ingersoll CA	n/u	n/u	8.8 a	5.8 a	4.4 a	7.0 a	**	**	5.5 a	6.5 a
Lambton Shores City	n/u	n/u	**	**	5.7 c	5.6 a	**	**	2.9 b	2.8 a
Leamington CA	**	**	4.6 c	6.3 b	4.1 a	7.3 a	**	**	4.3 b	6.8 a
Norfolk CA	**	6.6 a	8.6 c	5.2 c	4.4 d	3.4 a	**	0.0 a	5.7 c	3.8 a
North Perth Town	10.2 c	12.0 a	**	4.1 b	9.3 b	4.6 b	**	11.2 a	7.3 b	5.7 a
Owen Sound CA	2.2 c	7.3 b	3.5 c	6.7 a	3.1 c	4.1 a	5.7 b	4.5 a	3.5 b	5.2 a
Sarnia CA	8.9 c	7.6 c	7.2 b	4.3 b	6.0 b	5.5 a	7.1 c	5.1 c	6.6 a	5.1 a
Saugeen Shores Town	**	**	2.3 c	3.6 b	1.7 c	1.6 b	**	0.0 a	1.9 c	1.9 a
South Huron Town	0.0 a	0.0 a	15.1 d	13.0 a	5.7 a	5.6 a	10.1 d	7.7 a	7.5 b	7.2 a
Stratford CA	**	**	5.4 b	5.0 a	6.9 a	6.0 a	7.9 b	5.9 b	6.4 a	5.6 a
Tillsonburg CA	**	**	7.5 b	5.9 b	3.7 b	5.1 b	**	**	5.2 a	5.5 b
Woodstock CA	2.6 c	14.2 d	7.4 b	6.4 a	5.4 b	3.4 b	4.6 d	6.8 b	6.0 a	4.8 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.5 5 Private Apartment Estimate of Percentage Change (%) of Average Rent^a by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	1.9 c	1.1 d	1.3 a	1.8 b	++	3.0 c	1.7 c	1.5 a
Zone 1 - Chatham City	**	**	2.3 c	++	1.7 c	1.8 c	++	3.4 c	2.3 c	1.3 d
Zone 2 - Wallaceburg	**	7.7 a	++	1.8 a	-0.8 a	1.7 a	-3.9 a	2.8 a	-1.0 d	1.8 a
Zone 3 - Rest of Kent	**	**	**	1.8 c	**	**	**	1.7 c	0.8 d	1.9 c
Georgian Highlands Town	**	**	**	2.5 a	2.6 a	**	**	**	**	**
Ingersoll CA	n/u	n/u	**	**	**	**	**	**	**	**
Lambton Shores City	n/u	n/u	**	**	**	0.0 b	**	**	**	0.5 a
Leamington CA	**	**	1.2 a	**	0.8 a	0.8 a	**	**	1.0 a	1.3 a
Norfolk CA	**	0.4 a	++	4.2 b	2.4 c	1.7 a	**	**	1.5 a	2.1 a
North Perth Town	**	**	**	**	++	++	**	**	**	**
Owen Sound CA	**	5.0 d	1.9 c	5.5 c	2.6 b	4.5 c	**	3.5 b	2.7 b	4.8 c
Sarnia CA	++	5.4 d	2.2 b	3.6 c	1.7 c	3.6 c	**	**	1.9 b	3.6 c
Saugeen Shores Town	**	**	**	**	**	**	**	**	**	**
South Huron Town	1.5 a	2.4 a	**	**	**	**	**	8.1 a	**	**
Stratford CA	++	**	1.6 a	1.3 a	1.6 a	1.0 a	0.8 a	-1.0 a	1.7 a	1.1 a
Tillsonburg CA	**	**	++	**	++	12.4 c	**	**	++	10.9 c
Woodstock CA	**	**	3.8 d	3.3 c	1.5 c	2.7 b	**	**	2.6 c	2.8 a

^aThe Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.1 5 Private Row (Townhouse) Vacancy Rates (%)
by Bedroom Type
Ontario - Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	**	31.7 a	7.4 c	6.1 c	**	0.0 d	9.1 c	10.3 c
Zone 1 - Chatham City	n/u	n/u	**	**	**	11.3 a	20.5 a	**	**	**
Zone 2 - Wallaceburg	**	**	**	**	6.2 a	3.1 a	**	**	5.4 a	2.2 a
Zone 3 - Rest of Kent	**	**	**	**	4.3 d	**	**	**	**	17.4 d
Georgian Highlands Town	n/u	n/u	**	**	**	**	**	**	**	**
Ingersoll CA	n/u	n/u	**	**	**	**	3.2 a	**	2.1 a	6.5 b
Lambton Shores City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	**	**	25.0 a	47.5 a	**	**	22.2 a	44.4 a
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
North Perth Town	n/s	n/s	n/s	n/s	**	**	**	**	**	**
Owen Sound CA	**	**	n/s	**	**	**	**	**	**	**
Sarnia CA	**	**	**	**	5.0 c	6.2 c	1.3 a	1.4 a	3.6 c	4.2 b
Saugeen Shores Town	n/u	n/u	**	n/u	**	n/u	**	n/u	**	n/u
South Huron Town	n/u	n/u	**	**	**	**	**	**	**	4.7 a
Stratford CA	n/s	n/u	n/s	**	**	0.0 a	**	0.0 a	**	0.0 a
Tillsonburg CA	n/s	n/u	**	**	**	**	n/s	n/u	**	**
Woodstock CA	n/u	n/u	n/u	n/u	3.3 d	5.7 b	**	5.2 d	2.3 c	5.4 c

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.2.5 Private Row (Townhouse) Average Rents (\$)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	475 ^b	492 ^a	559 ^a	561 ^b	677 ^b	711 ^d	575 ^a	564 ^b
Zone 1 - Chatham City	n/u	n/u	**	**	509 ^c	530 ^a	725 ^a	**	590 ^b	592 ^d
Zone 2 - Wallaceburg	**	**	**	**	598 ^a	557 ^a	**	**	576 ^a	524 ^a
Zone 3 - Rest of Kent	**	**	**	**	566 ^b	591 ^a	**	**	559 ^b	562 ^a
Georgian Highlands Town	n/u	n/u	**	**	**	**	**	**	**	**
Ingersoll CA	n/u	n/u	**	**	**	**	**	**	**	661 ^a
Lambton Shores City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	n/s	**	587 ^a	588 ^a	**	**	592 ^a	589 ^a
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
North Perth Town	n/s	n/s	n/s	n/s	**	n/s	**	**	**	**
Owen Sound CA	n/s	**	n/s	**	**	**	n/s	**	**	**
Sarnia CA	**	**	531 ^b	529 ^b	664 ^a	663 ^a	714 ^b	720 ^c	672 ^a	664 ^a
Saugeen Shores Town	n/u	n/u	**	n/u	**	n/u	**	n/u	**	n/u
South Huron Town	n/u	n/u	**	**	n/s	n/s	n/s	n/s	**	**
Stratford CA	n/s	n/u	n/s	**	818 ^a	782 ^a	907 ^a	903 ^a	865 ^a	831 ^a
Tillsonburg CA	n/s	n/u	**	**	**	**	n/s	n/u	**	**
Woodstock CA	n/u	n/u	n/u	n/u	600 ^a	614 ^a	692 ^a	720 ^a	654 ^a	678 ^a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.3 5 Number of Private Row (Townhouse) Units Vacant and Universe in October 2007 by Bedroom Type

Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	19 a	59	13 c	216	0 d	43	33 c	321
Zone 1 - Chatham City	n/u	n/u	**	**	8 a	72	**	**	**	97
Zone 2 - Wallaceburg	**	**	**	**	2 a	65	**	**	2 a	93
Zone 3 - Rest of Kent	**	**	**	**	**	79	**	**	23 d	131
Georgian Highlands Town	n/u	n/u	**	**	**	**	**	**	**	**
Ingersoll CA	n/u	n/u	**	**	**	**	**	**	6 b	93
Lambton Shores City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	**	**	19 a	40	**	**	20 a	45
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
North Perth Town	n/s	n/s	n/s	n/s	**	**	**	**	**	**
Owen Sound CA	**	**	**	**	**	**	**	**	**	**
Sarnia CA	**	**	**	65	30 c	480	4 a	277	35 b	823
Saugeen Shores Town	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
South Huron Town	n/u	n/u	**	**	**	**	**	**	2 a	43
Stratford CA	n/u	n/u	**	**	0 a	21	0 a	25	0 a	50
Tillsonburg CA	n/u	n/u	**	**	**	**	n/u	n/u	**	**
Woodstock CA	n/u	n/u	n/u	n/u	9 b	163	9 d	181	19 c	344

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.4.5 Private Row (Townhouse) Availability Rates (%)
by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	**	33.3 a	8.8 c	6.1 c	**	**	10.6 d	11.6 c
Zone 1 - Chatham City	n/u	n/u	**	**	**	11.3 a	22.7 a	**	20.2 d	**
Zone 2 - Wallaceburg	**	**	**	**	7.7 a	3.1 a	**	**	7.5 a	3.2 a
Zone 3 - Rest of Kent	**	**	**	**	4.3 d	**	**	**	**	18.9 d
Georgian Highlands Town	n/u	n/u	**	**	**	**	**	**	**	**
Ingersoll CA	n/u	n/u	**	**	**	**	3.2 a	**	3.2 a	6.5 b
Lambton Shores City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Learnington CA	n/u	n/u	**	**	25.0 a	47.5 a	**	**	22.2 a	44.4 a
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
North Perth Town	n/s	n/s	n/s	n/s	**	**	**	**	**	**
Owen Sound CA	**	**	n/s	**	**	**	**	**	**	**
Sarnia CA	**	**	**	**	7.9 c	7.0 b	1.7 b	4.6 b	5.5 b	5.9 b
Saugeen Shores Town	n/u	n/u	**	n/u	**	n/u	**	n/u	**	n/u
South Huron Town	n/u	n/u	**	**	**	**	**	**	**	7.0 a
Stratford CA	n/s	n/u	n/s	**	**	4.8 a	**	0.0 a	**	2.0 a
Tillsonburg CA	n/s	n/u	**	**	**	**	n/s	n/u	**	**
Woodstock CA	n/u	n/u	n/u	n/u	3.3 d	5.7 b	**	5.2 d	2.7 c	5.4 c

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2.1.5 5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent^{*} by Bedroom Type

Ontario - Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Centre Wellington CA	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Chatham-Kent CA	**	**	**	10.3 a	++	++	**	**	++	++
Zone 1 - Chatham City	n/u	n/u	**	**	**	6.9 a	**	**	**	**
Zone 2 - Wallaceburg	**	**	**	**	0.0 a	-5.7 a	**	**	-0.1 a	-6.2 a
Zone 3 - Rest of Kent	**	**	**	**	**	2.0 b	**	**	**	**
Georgian Highlands Town	n/u	n/u	**	**	**	**	**	**	**	**
Ingersoll CA	n/u	n/u	**	**	**	**	**	**	**	**
Lambton Shores City	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Leamington CA	n/u	n/u	**	**	**	0.4 a	**	**	**	0.3 a
Norfolk CA	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
North Perth Town	**	**	**	**	**	**	**	**	**	**
Owen Sound CA	**	**	**	**	**	**	**	**	**	**
Sarnia CA	**	**	**	**	**	**	**	**	3.4 d	++
Saugeen Shores Town	n/u	n/u	**	n/u	**	n/u	**	n/u	**	n/u
South Huron Town	n/u	n/u	n/u	**	n/u	**	n/u	**	n/u	**
Stratford CA	**	n/u	**	**	**	2.3 a	**	-0.1 a	**	1.0 a
Tillsonburg CA	**	n/u	**	**	**	**	**	n/u	**	**
Woodstock CA	n/u	n/u	n/u	n/u	2.6 b	**	**	3.6 c	1.6 c	3.2 c

*The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.1.1* Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Ontario - October 2007

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-06	Oct-07	Oct-06	Oct-07
Ottawa-Gatineau CMA (Ont. Part)	1.0 a	0.5 a	2.3 a	2.3 a
Toronto CMA	0.4 a	0.7 a	3.2 a	3.2 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.1.2* Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Ontario - October 2007

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Ottawa-Gatineau CMA (Ont. Part)	n/s	643 a	991 b	798 a	1,119 a	961 a	1,218 c	1,144 a
Toronto CMA	**	740 a	1,291 a	900 a	1,535 a	1,061 a	1,563 c	1,252 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

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The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.1.3* Rental Condominium Apartments - Average Rents (\$)

by Bedroom Type
Ontario - October 2007

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Ottawa-Gatineau CMA (Ont. Part)	n/s	n/s	889 c	991 b	1,081 b	1,119 a	**	1,218 c	1,040 b	1,102 a
Toronto CMA	**	**	1,298 a	1,291 a	1,542 a	1,535 a	1,344 b	1,563 c	1,413 a	1,443 a

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4.3.1* Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate

Condominium Apartments
Ontario - October 2007

Condo Sub Area	Condominium Universe		Rental Units		Percentage of Units in Rental		Vacancy Rate	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Ottawa-Gatineau CMA (Ont. Part)	19,483	19,669	3,345 a	3,706 a	17.2 a	18.8 a	1.0 a	0.5 a
Toronto CMA	205,138	217,483	42,812 a	40,735 a	20.9 a	18.7 a	0.4 a	0.7 a

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

5.1* Secondary Rented Unit¹ Average Rents (\$)
by Dwelling Type
Ontario - October 2007

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Barrie CMA										
Single Detached	n/a	n/s	n/a	**	n/a	915 c	n/a	1,141 b	n/a	1,057 b
Semi detached, Row and Duplex	n/a	n/s	n/a	n/s	n/a	964 c	n/a	1,051 a	n/a	1,023 a
Other-Primarily Accessory Suites	n/a	n/s	n/a	728 c	n/a	782 b	n/a	1,071 c	n/a	844 b
Total	n/a	n/s	n/a	726 b	n/a	879 b	n/a	1,088 a	n/a	981 a
Ottawa-Gatineau CMA (Ont. Part)										
Single Detached	n/a	n/s	n/a	**	n/a	**	n/a	1,138 c	n/a	971 c
Semi detached, Row and Duplex	n/a	n/s	n/a	**	n/a	915 b	n/a	1,050 a	n/a	1,000 a
Other-Primarily Accessory Suites	n/a	n/s	n/a	682 c	n/a	**	n/a	**	n/a	777 c
Total	n/a	n/s	n/a	684 c	n/a	872 b	n/a	1,063 a	n/a	957 a
Toronto CMA										
Single Detached	n/s	n/s	**	**	**	950 d	**	1,205 c	**	1,055 c
Semi detached, Row and Duplex	n/s	n/s	**	**	961 b	1,095 c	1,294 b	1,197 b	1,179 b	1,112 b
Other-Primarily Accessory Suites	n/s	n/s	747 c	762 b	**	991 c	**	**	1,033 c	900 b
Total	n/s	n/s	746 b	774 b	1,120 c	1,023 b	**	1,200 b	**	1,021 b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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5.2* Estimated Number of Households in Secondary Rented Units¹ by Dwelling Type Ontario - October 2007

	Estimated Number of Secondary Households in Secondary Rented Units ¹	
	Oct-06	Oct-07
Barrie CMA		
Single Detached	n/a	2,228 a
Semi detached, Row and Duplex	n/a	2,073 a
Other-Primarily Accessory Suites	n/a	1,675 b
Total	n/a	5,977 a
Ottawa-Gatineau CMA (Ont. Part)		
Single Detached	n/a	6,153 b
Semi detached, Row and Duplex	n/a	24,732 a
Other-Primarily Accessory Suites	n/a	5,580 c
Total	n/a	36,465 a
Toronto CMA		
Single Detached	33,355 b	33,107 b
Semi detached, Row and Duplex	**	56,873 a
Other-Primarily Accessory Suites	42,652 c	44,598 b
Total	**	134,578 a

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights, Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2007, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Kelowna, Toronto and Vancouver.

DEFINITIONS

F

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2006 data presented in this publication is based on Statistics Canada's 2001 Census area definitions. October 2007 data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household incomes for 2006 and 2007.

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